

INSIDE THE BIGGER STORY

APRIL - JUNE 2022

UPCOMING EVENTS

GATHER 2022

SHERATON KANSAS CITY
HOTEL AT CROWN
CENTER

KANSAS CITY, MISSOURI
JUNE 23-25, 2022

More than an investment.

We're Building for the Future.

"For I know the plans I have for you," declares the Lord, "plans to prosper you and not to harm you, plans to give you hope and a future" (Jeremiah 29:11). The past two years have created a unique set of challenges when it comes to making plans. Churches are just now beginning to get a sense of their current congregations and financial health as we ease toward a sense of post-Covid realities. However, in the midst of our human struggle to plan, God's perfect plans never faltered. He has poured the foundation of our lives in the same way the churches and organizations we've partnered with have poured the foundations of their ministries. In the midst of the pain and loss the past two years have brought, we have witnessed story after story of hope, renewal, provision, and growth. Our individual plans may have stalled, but the ministry did not. As we reflect on Easter, we are filled with a sense of anticipation for all that is to come the rest of this year, how needs will be met and lives will be transformed by the precious blood of Christ. We are excited to continue sharing stories of how God is alive and at work within our ministry partnerships.

FINANCIAL & REAL ESTATE TRAINING SEMINARS

During these rapidly changing times, are you and your church leadership wondering how to better align your budget to the vision for your ministry and to use your facility more effectively as a tool for ministry? NCP partners with the Covenant, the regional conferences, and the CPA firm Capin Crouse to offer financial leadership training opportunities designed for pastors, treasurers, staff, and church leadership. Attendees learn how healthy, missional churches manage their finances, explore best practices to

communicate financial reporting to leadership and congregation, review the latest tax regulations for ministers, fraud risk assessments and prevention, capital fundraising topics, and how to be good stewards of our financial resources.

If you are interested in learning more about these seminars, please contact Peter Hedstrom at peter.hedstrom@nationalcovenantproperties.org. We have resumed offering in-person seminars (held our first seminar in March) and are in the process of coordinating our training calendar for

the next 6 - 12 months in partnership with the regional conferences. As we partner in ministry, we are very excited to offer this training as another tool and resource for you and your leadership team as you continue to make a difference in your local community and conference.



TRULY MOTIVATED TRANSITIONAL LIVING

YELM, WASHINGTON



Truly Motivated Transitional Living (TMTL) is a nonprofit organization offering clean and sober housing in Washington state. TMTL began as a ministry of Crossroads Community Covenant Church in Yelm, WA, in 2005 and has since become their own licensed 501(c)3 nonprofit organization.

TMTL has three main objectives: to create an atmosphere of grace, to be a safe, structured home-like environment, and to deliver programs

that changes the lives and hearts of the people served. The main goal that encompasses those three objectives is to ensure the barriers and wreckage that followed the residents in doesn't leave with them. Currently, TMTL has 4 homes (3 for men and 1 for women) that house 23 residents located around Crossroads Community Covenant Church built by God's design. The location of their homes has created a recovery community with 24/7 support helping to remove the loneliness and isolation from addiction. 90% of their residents come to them from either an inpatient or correctional facility, and TMTL focuses on interventions and teaching life skills that will help residents sustain long-term sobriety when they leave treatment.

Carmin Long, director of TMTL, stated that God is at work within the hearts of the residents of their homes. Each resident is required to attend a church and one has recently joined both the staff and worship team at Crossroads. Carmin praised the staff, saying that they are incredibly talented at getting on board with what God is doing in each resident's heart. They are able to teach simple life skills to the residents like navigating conflict, creating and following a budget, commitment and follow through, etc. Carmin and the staff are incredibly honored that God trusts them to care for his people and play a part in their healing. As her voice broke, Carmin shared a conversation she had with a new resident last week. *Continued on next page*



STAFF HIGHLIGHT: KATHRYN LUCHT

Kathy serves as Senior Loan Coordinator for NCP. She joined our team in 2014 and has blessed us with wisdom, organization, and dedication to the mission of both NCP and the churches we partner with.

When asked why she works for NCP, Kathy mentioned the dedication of her colleagues, the endless opportunities to learn, and the general world of real estate lending and construction that all keep her happily engaged. But working with the church leaders and pastors is where she feels most connected. She has served on, and chaired so many committees and boards through the years at her own church that she understands it can feel like a second job, and often a thankless one at that. When she can assist those who are so dedicated in serving their church in their roles - pastors and laypeople alike - and make the lending or construction process just a little less painful, she feels like she's taking one more brick out of their backpack.

Kathy is a valued member of our team. She is the glue that holds a lot of the details of our loan projects together. Kathy, we appreciate your dedicated service and your willingness to do whatever it takes to get the job done.



CONTINUING THE JOURNEY OF THE EASTER STORY

Christ is risen! He is risen indeed! As we gathered to remember the death and celebrate the resurrection of our Lord and Savior, we were again reminded of the true hope we have as Christians. I am grateful for my connection to the Covenant Church and for the wonderful ministry of sharing the Good News by all our Covenant churches. I trust it has been a meaningful, inspiring, and hopeful time for you this Easter and pray that this spring season will be filled with new growth and joy.

Our team is looking forward to seeing many of you at the Conference Annual Meetings in April and also at Gather in June. We would love to connect with you at one of those events to learn more about your story and to share about the ministry of NCP. As part of our commitment to continue to elevate our investors and borrowers' experience, I am very pleased that we will roll out our new website this spring and that we have enhanced our digital processes for investment applications and loan closings.

Many of you have had the opportunity to work with our Senior Loan Coordinator, Kathy Lucht. We are very fortunate to have Kathy on our team and she is instrumental in the timely and accurate processing of our loans to our churches and affiliated organizations. I hope you will enjoy learning more about Kathy along with two uplifting ministry stories from our Covenant family in this newsletter. Earlier this year, it was exciting to be together in person again for our first in-person Financial and Real Estate Seminar for Church Leadership in over 2.5 years. (Thank you, Portland Covenant, for hosting.) If your church or conference is interested in hosting a financial and real estate training session, please let me know. We are pleased to offer this church leadership development resource in partnership with our conferences.

I am thankful for all our ministry partners, and the NCP staff is looking forward to serving you and the entire Covenant. Thank you for your support and for allowing NCP to partner with you in ministry.



Peter Hedstrom, President

Continued from previous page

When Carmin asked the new resident how she was doing and adjusting to life at TMTL, the woman shared that she had tried to escape homelessness through an overdose. Following her overdose attempt, she spent time in a crisis clinic, then inpatient treatment where she was given a list of recovery centers. TMTL was on that list and this 20-year-old woman said she's so glad she called them because now that she's there **she sees she has a chance to live**. The renewed lives of their residents is why TMTL exists. They are making a difference and breathing new life into the Pacific Northwest, one resident at a time.



NCP was able to partner with TMTL in 2021 to help fund the purchase of their women's home. Carmin Long, director of TMTL, shared with us that the purchase of this particular property was truly God-ordained. Their landlord informed them in early 2021 that he needed to sell the house and have the purchase closed before the end of June. Although he was willing to sell the home to TMTL, they didn't know how they would come up with the funds to purchase the home in a matter of months. TMTL was able to raise a \$250,000 down payment in **one month**, and NCP was able to finance the purchase. Carmin shared that working with NCP was a seamless blessing, that engaging with a true ministry partner versus a bank down the road was incredibly exciting. The purchase of this home included 8 acres of land that will provide a space to build future homes, meaning they can get out of their last 2 rental properties, add 3 beds, and continue to grow their campus feel.



Truly Motivated Transitional Living provides opportunities in their local community for those suffering from addiction to transform their lives with the profound belief that people can change. The story of the 20-year-old woman shared above is one of hundreds of changed lives. NCP is honored to partner with such an incredible ministry. We pray blessings on your residents and staff this year and for many years to come.

FIRST COVENANT CHURCH OMAHA

OMAHA, NEBRASKA

First Covenant Church Omaha opened their newly renovated and updated facility in September 2021. The renovations included an additional gathering space outside the sanctuary, a new entryway, additional access, and handicapped bathrooms.

Greg Applequist, pastor of First Covenant Church Omaha, worked with Rob Hall, vice president of real estate services for NCP, throughout their building project. Greg praised Rob's A+ customer service and responsiveness. He appreciated how proactive NCP was with regular check-ins, and the sympathy NCP extended during challenges. We were thrilled to hear Greg mention that it was obvious NCP had an interest in their ministry flourishing through their renovations.



First Covenant's newly expanded space outside their sanctuary has been an incredible gathering space both on Sunday mornings and for special events, like the Wednesday night dinners they hosted during Lent. Greg mentioned that added space brings so much joy and vibrancy to their building. Their church family is excited to be together, sharing in community.

As their building has reopened and is once again filled with the families that make up their congregation, Greg mentioned that they are collectively energized by the physical togetherness of ministry. He is filled with anticipation for what God will do and senses they are on the cusp of something good as they continue making decisions in how to use their building

for ministry. They will continue saying yes when they sense God calling them to make changes that can lead new people to Jesus and believers to know him more.

Looking forward, Greg's prayer for FCC Omaha is that they will continue to have the courage and strength to take risks to share the good news and love of God. NCP is joining Greg in that prayer.



Let the experience of our team work for you.

 (800) 366-6273

 ncp@nationalcovenantproperties.org



NATIONAL
COVENANT
PROPERTIES

YOU INVEST • WE LEND • MINISTRY GROWS

The offer and sale of the Certificates is limited to persons who, prior to receipt of our Offering Circular, were members of, contributors to, participants in, or affiliates of The Evangelical Covenant Church, including any program, activity, or organization that constitutes a part of The Evangelical Covenant Church, or any of its conferences, or any congregation of The Evangelical Covenant Church, or other persons who are ancestors, descendants, or successors in interest to such persons (Investors). This does not constitute an offer to sell or the solicitation of an offer to buy the Certificates. There shall not be any sale of the Certificates in any state in which such offer, solicitation, or sale is not authorized. The offering is made solely by the Offering Circular. The offering of Certificates involves certain risks, which are more fully disclosed in the Offering Circular under the heading "Risk Factors." In the event NCP exercises its right to redeem a Certificate prior to maturity and upon sixty (60) days notice to the holder thereof, payment of the outstanding principal and interest will be paid to the holder to the date of redemption. The Variable Rate Certificates, Demand Investment Accounts, Individual Retirement Account (IRA) Certificates, and Health Savings Account (HSA) Certificates are not available for sale to investors residing in South Carolina. The Variable Rate Certificates and Demand Investment Accounts are not available for sale to investors residing in Louisiana. NCP's Certificates are not insured by any governmental agency or private insurance company, including the Federal Deposit Insurance Corporation, or any state bank, insurance fund, or any other governmental agency.